

\$820,000 - 3915 16 Street Sw, Calgary

MLS® #A2174148

\$820,000

4 Bedroom, 4.00 Bathroom, 1,833 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

This is YOUR chance to live in coveted ALTADORE! Named one of Calgary's BEST neighbourhoods, Altadore is located right in the heart of the city! This trendy area offers a mix of housing options - making this an exciting and vibrant neighbourhood. Bordering the Marda Loop shopping district, there is always something to do and see! Find everything you're looking for from hairdressers to clothing stores to banks to restaurants! Pick up groceries from Safeway or the Blush Lane Market. If in the mood to eat out, there are DOZENS of options! Pop into local favourite Merchants - for a glass of wine after dinner. The whole family will love the nostalgia of visiting My Favorite Ice Cream Shoppe! Enjoy a beautiful fall day with a picnic at Sandy Beach. Ride your bike or walk the vast pathway system - only 4 blocks away! River Park Off Leash area is perfect for your furry family members! This home was updated inside and out in 2020. You will love the AC in 2025! Enjoy more modern sight lines throughout on the main level. Open concept living means you can enjoy dining/cooking/entertaining or just relaxing in this space. 2 Storey 2715 sqft developed semi-detached home with 4 bedrooms and 4 bathrooms!!!!!! Great curb appeal with front deck space and lovely landscaped area with privacy hedge greets you! Hardwood on main level. Cozy fireplace to bring warmth and ambiance. Kitchen offers stainless steel appliances and a gas stove! Perfect island -



extra prep space and lovely spot to enjoy coffee/light meals or a chat while preparing dinner! Oversized windows on both ends - bring in loads of light! Front of home faces EAST and backyard is WEST! No more mowing - easy care PRIVATE and QUIET backyard space is perfect for relaxing. Double detached garage backing onto an awesome PAVED alley. Many good times have been had with neighbours in this space! Playground perfectly located at the END of the block! Nice back entrance with closet for shoes and coats. 2 piece bath completes this level. Head upstairs to find LARGE bedrooms, laundry room, TWO bathrooms - one for kids/guests that is HUGE with amazing skylight bringing in so much sun! Primary ensuite is well equipped with tub and separate shower. The basement is also FULLY finished - offering space to be used as gym, rec room, office, hobbies or toy area. 4th LARGE bedroom and full 4 piece bath make this area perfect for guests or extra kids! Be downtown in 10 mins via car, or 20 mins on your bike! Be at airport in 30 mins. Enjoy the mountains? They are only an hour away! Glenmore Reservoir - 8 minute drive. Schools are abundant here. Many within WALKING distance! VERY close to Rockyview and Foothills Hospital areas. This home is SO perfectly located within the city! This one WON'T LAST! Book a showing to view today - and start living the inner city "lifestyle" by Christmas!

Built in 2004

Essential Information

MLS® #	A2174148
Price	\$820,000
Sold Price	\$820,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,833
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	3915 16 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4H5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Alley Access, On Street

Interior

Interior Features	Built-in Features, Closet Organizers, Pantry, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Other
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Lot Description	Back Yard, Rectangular Lot, Back Lane, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2024
Date Sold	October 26th, 2024
Days on Market	7
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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